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this drawing set —
included ●
not complete ◐
not included ✕

ABBREVIATIONS




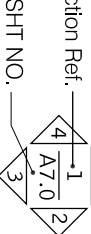






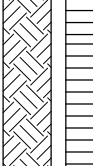
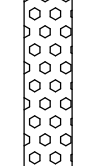
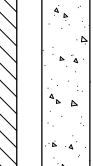
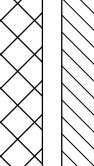
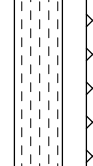
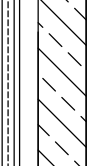
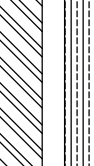
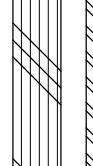
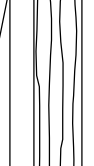
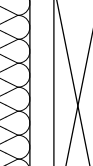
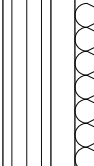
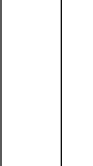



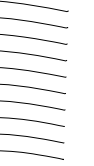
⊗	AT
⊗	AND
⊗	APPROX. ROLL T. (ON LAG FOR WOOD)
ALUM	ALUMINUM
AFIL	FINISH FLOOR LEVEL
AFEL	ABOVE FINISH FLOOR LEVEL
BOF	BOTTOM
CL	CENTER LINE
CONC	CONCRETE
C.S.	COLD ROLLED STEEL
C.S.	COUNTER SUNK
DIA	DIAMETER
EQ	EQUAL
EXIST	EXISTING
EXT	TO REMAIN
EXT	EXTERIOR
FOF	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FOF	FACE OF FRAMING
F.B.	FLAT BAR
F.LD.	FOLD
GALV.	GALVANIZED (HOT DIPPED)
G.C.	GROOVE
H.D.	HEAVY DUTY
H.R.	HOT ROLLED STEEL
L	STEEL ANGLE
NIC	NOT IN CONTRACT
OP	OPPOSITE
OV	OVER
O.C.	ON CENTER
PLAM	PLASTIC LAMINATE
PLD	PLATED
PLY.	PLYWOOD
P.T.	PRESSURE TREATED (NON-ARSENIC)
SCHED.	SCHEDULE
SQ. DR.	SQUARE DRIVE (SCREW HEAD TYPE)
SQ. FT	SQUARE FEET
S.S.	STAINLESS STEEL
T&G	TONGUE AND GROOVE
TRANS	TRANSITION
U.N.	UNLESS NOTED OTHERWISE
U.N.O.	UNLESS NOTED OTHERWISE
WD.	WOOD
W.D.	WOOD
W	WOOD
X	FIXED DOOR

FIELD CONDITIONS/ DRAWING ACCURACY

This drawing is an instrument of service only. No value should be scaled and all values must must be checked against field values and/or checked with the architect. If any value is found to be incorrect or invalid, then it is the responsibility of the user to inform the architect and seek correction of work.




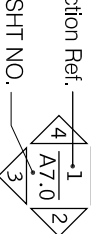






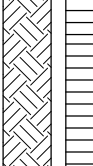
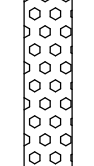
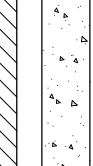
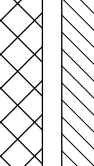
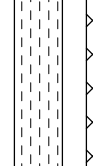
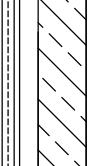
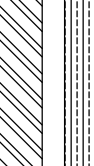
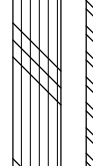
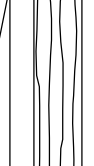
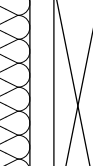
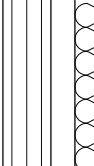
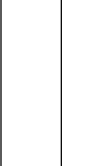



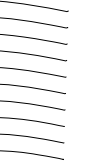
If values or notations are found to be critical to the scope of the work, then the user is advised to refer to architect for clarification and/or updated information.

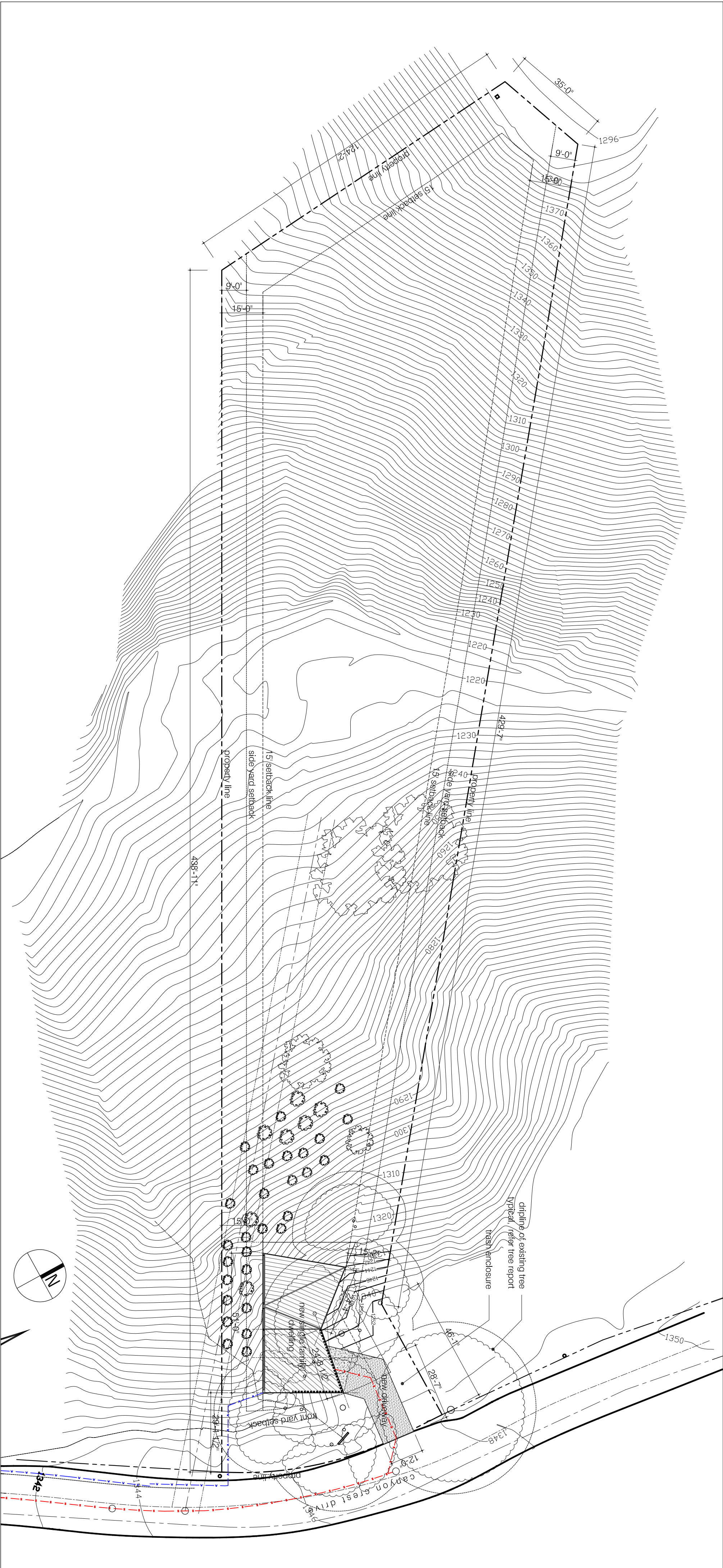
SYMBOL LEGEND

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	MINOR or WALL SECTION
	INTERIOR ELEVATION REFERENCE
	FINISH ELEVATION
	DETAIL REFERENCE
	REVISION NUMBER - PLAN CHECK, TYP.
	WINDOW TYPE
	DOOR NUMBER
	FIXTURE/FITTING REFERENCE
	GYPSUM WALL BOARD
	CERAMIC TILE
	EARTH
	POROUS FILL
	CONCRETE
	BRICK
	CONCRETE MASONRY UNITS
	PLASTER, CEMENT, SAND
	CUT STONE
	SLATE OR FLAGSTONE
	METAL
	PLYWOOD
	FINISH WOOD
	FRAMING LUMBER
	INSULATION
	GLASS

- The general contractor and all sub contractors under direction from the general are responsible for the proper application of the contract documents and governing authorities. The general contractor shall be responsible for acquiring all permits associated with new work as required.
- Do not commence work until conditions are acceptable to all concerned parties, including neighbouring tenants and governing authorities
- Contractor shall insure minimum interference with existing roads, streets, driveway parking and adjacent residences. This includes obeying local noise and construction activity regulations and hours
- All existing mechanical and electrical to be re-used unless otherwise noted.
- Verify location of existing mechanical, electrical, and all other utilities within and around the project site. Maintain service on a temporary basis as required for equipment to be used throughout the entire renovation schedule.
- Verify all dimensions and existing conditions on the job prior to proceeding with any work. Discrepancies are to be brought to the attention of Anonymous Architects as they arise. Shop drawing dimensions are to be the responsibility of the general contractor. The architect will check for general design accuracy but will not be responsible for field measuring.
- In general the plan dimensions shown are: (i) to the face of finish at stud partitions and framing, (ii) to the face of the masonry or concrete walls, (iii) to the column grid lines, (iv) to the face of the existing wall or surface.
- All doors not located by dimensions on plans or details shall be 2 inches from face of finish in adjacent right angle wall to edge of door opening.
- Walls and/or surfaces that were effected by construction to be painted in their entirety to match the existing color and steel.
- Where new work is indicated or required, in existing areas, the material and finish of the new work shall match that of the adjacent existing material or finish unless otherwise noted. The new finish shall extend to the first natural break or as noted. Confirm extent of work with A.A.
- Provide methods, means and facilities required to prevent contamination of soil, water, atmosphere and surroundings.
- Items labeled F.O.I.C. (Furnished by Owner and Installed by Contractor) must be coordinated by the contractor as to the schedule and installation requirements. Provide at least five (5) business days for client to prepare material for purchase, delivery and/or fabrication and/or supply prior to expected installation date.
- All material noted to be demolished or removed becomes the property of the contractor and they are responsible for appropriate disposal unless specifically noted by the owner or within the scope of these drawings.
- Jobsite must be cleaned at the end of every working day and made weather and animal tight. Measures must be taken to assure that the potential for breaks through construction related conditions is eliminated.
- Prior to submitting bid, contractor shall visit (or review) the site as necessary to examine the existing conditions. Any discrepancies are to be outlined out to prior to submitting bid or shall be noted on bid forms. No plea of ignorance of existing conditions shall justify requests for additional funds.
- All material selections, hardware, colour, manufacturers and finishes shall be approved in writing by A.A. prior to contractor orders or installation occurs. Issues of scheduling will not be just cause to bypass the approval process.

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	FINISH WOOD
	FRAMING LUMBER
	INSULATION
	GLASS



revisions

Plan Check --/--/--

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4381 Canyon Crest Road
Altadena, CA 91001
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project title and address

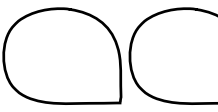
APN 5830-003-016

project No.

AD

architect

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office@anonymousarchitects.com



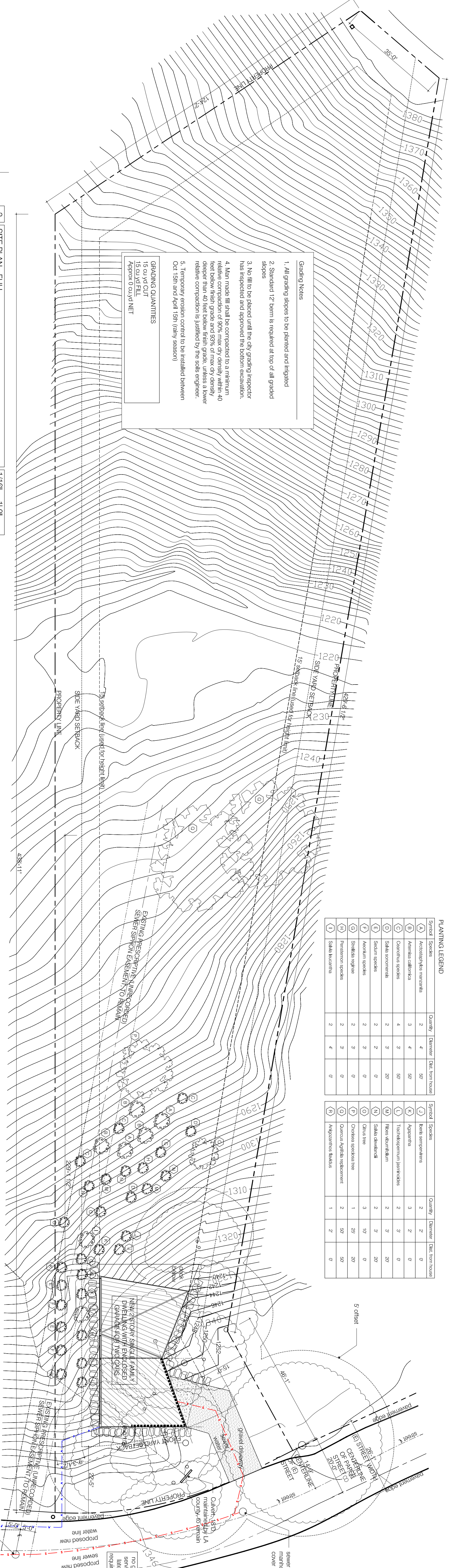
drawing

Site Plan

A.1.0

scale
version
drawn by
7/13/2015 12:30 PM
PROJECT NAME & TIME

Symbol	Species	Quantity	Drawer	Dist. from house
A	Acacia saligna	2	4	50'
B	Acacia saligna	3	4	50'
C	Acacia saligna	4	3	50'
D	Acacia saligna	2	3	50'
E	Acacia saligna	2	2	50'
F	Acacia saligna	2	3	50'
G	Acacia saligna	2	3	50'
H	Acacia saligna	2	3	50'
I	Acacia saligna	2	3	50'
J	Acacia saligna	2	3	50'
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L	Acacia saligna	2	3	50'
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P	Acacia saligna	2	3	50'
Q	Acacia saligna	2	3	50'
R	Acacia saligna	2	3	50'
S	Acacia saligna	2	3	50'
T	Acacia saligna	2	3	50'
U	Acacia saligna	2	3	50'
V	Acacia saligna	2	3	50'
W	Acacia saligna	2	3	50'
X	Acacia saligna	2	3	50'
Y	Acacia saligna	2	3	50'
Z	Acacia saligna	2	3	50'

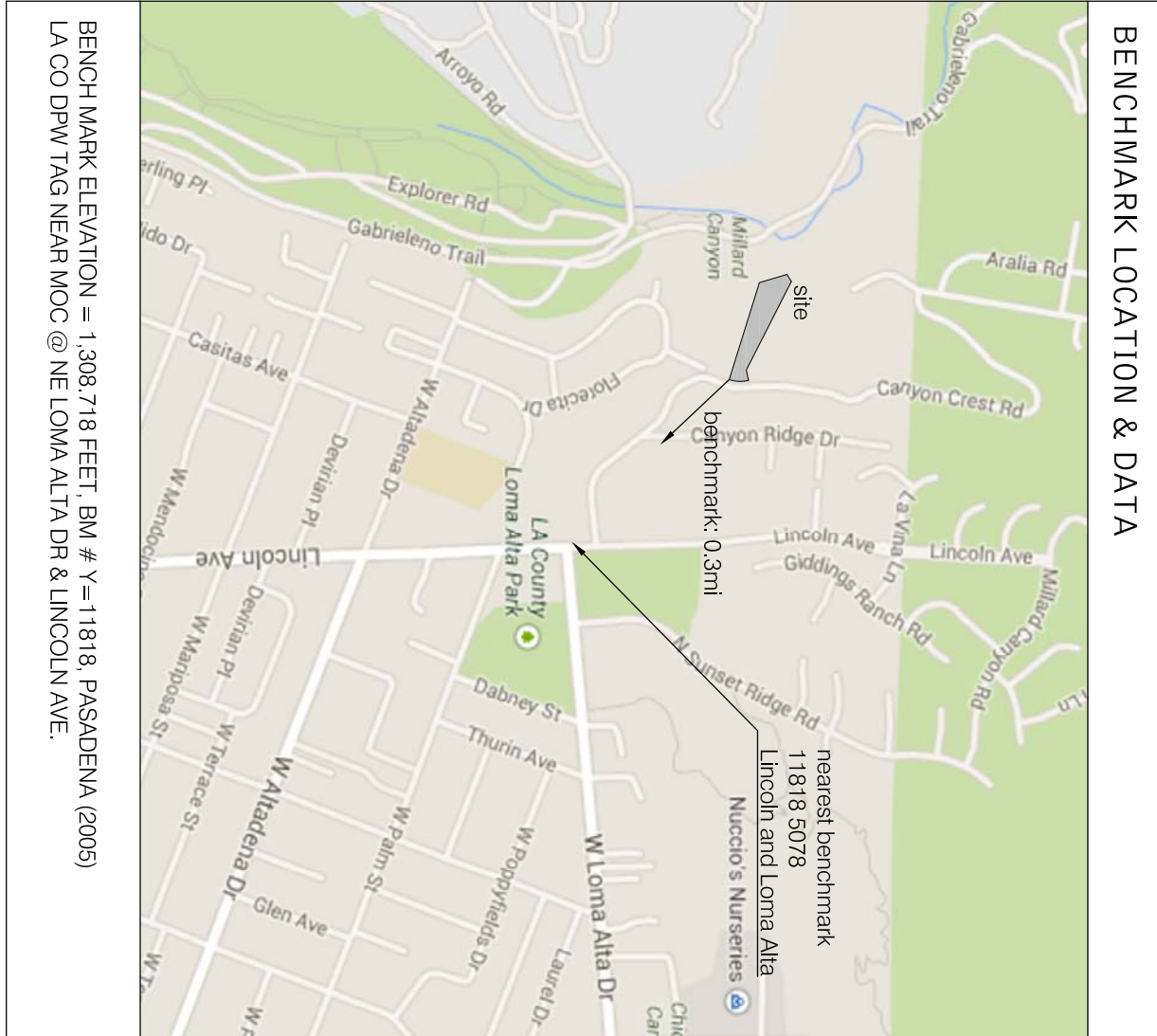


2 SITE PLAN - FULL

1/16" = 1'-0"

for continuation of tree canopy refer site plan above

drawing continued to right 1

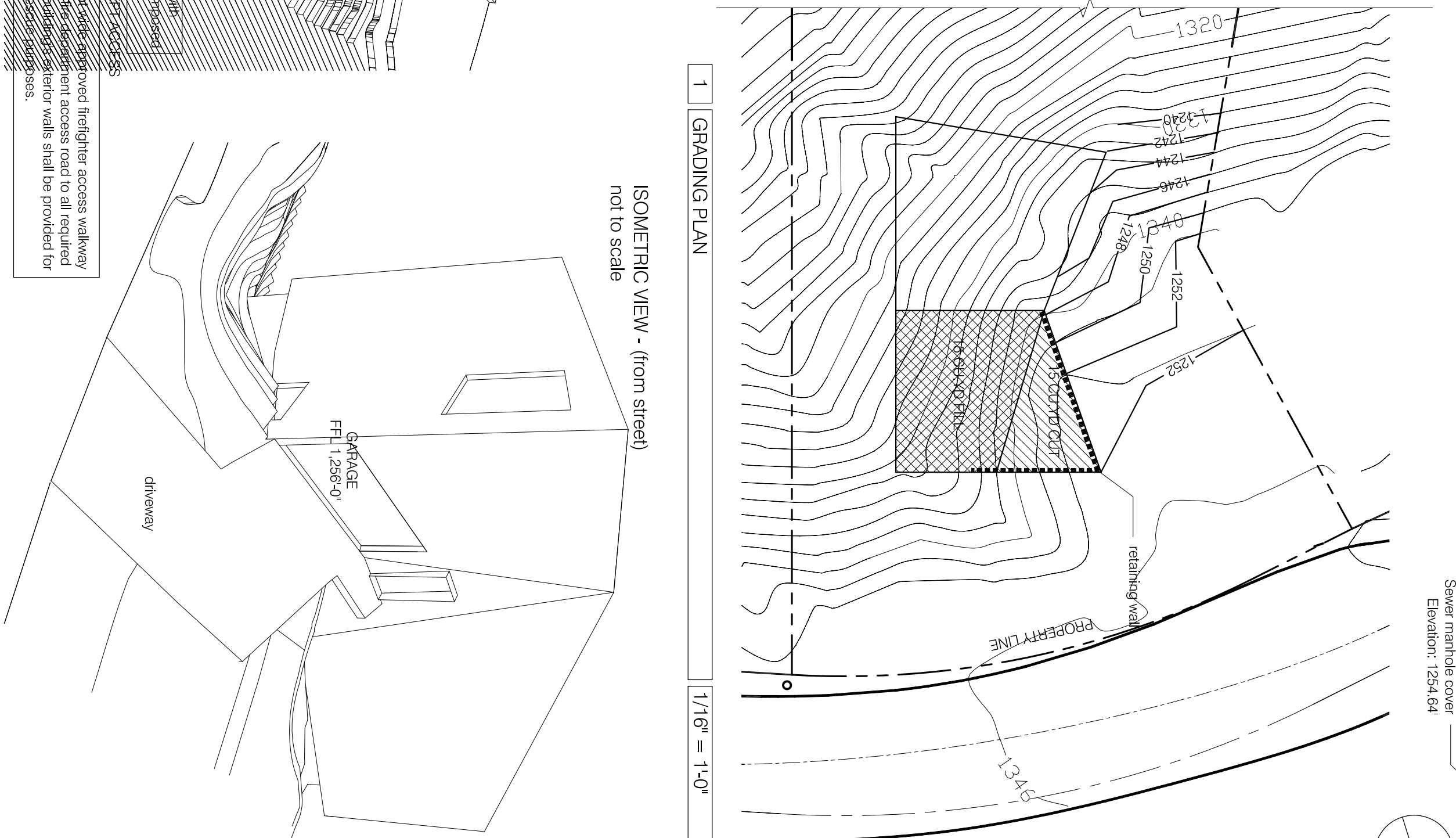
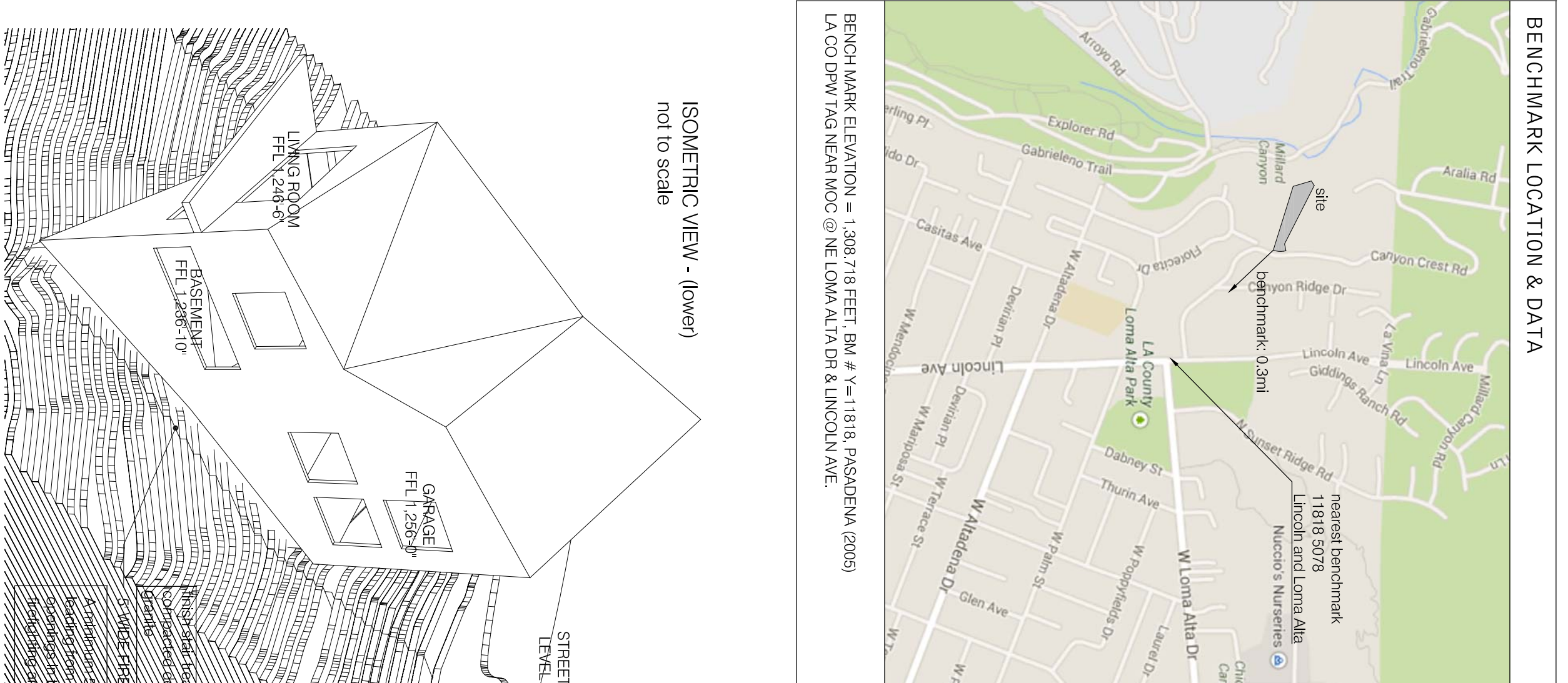
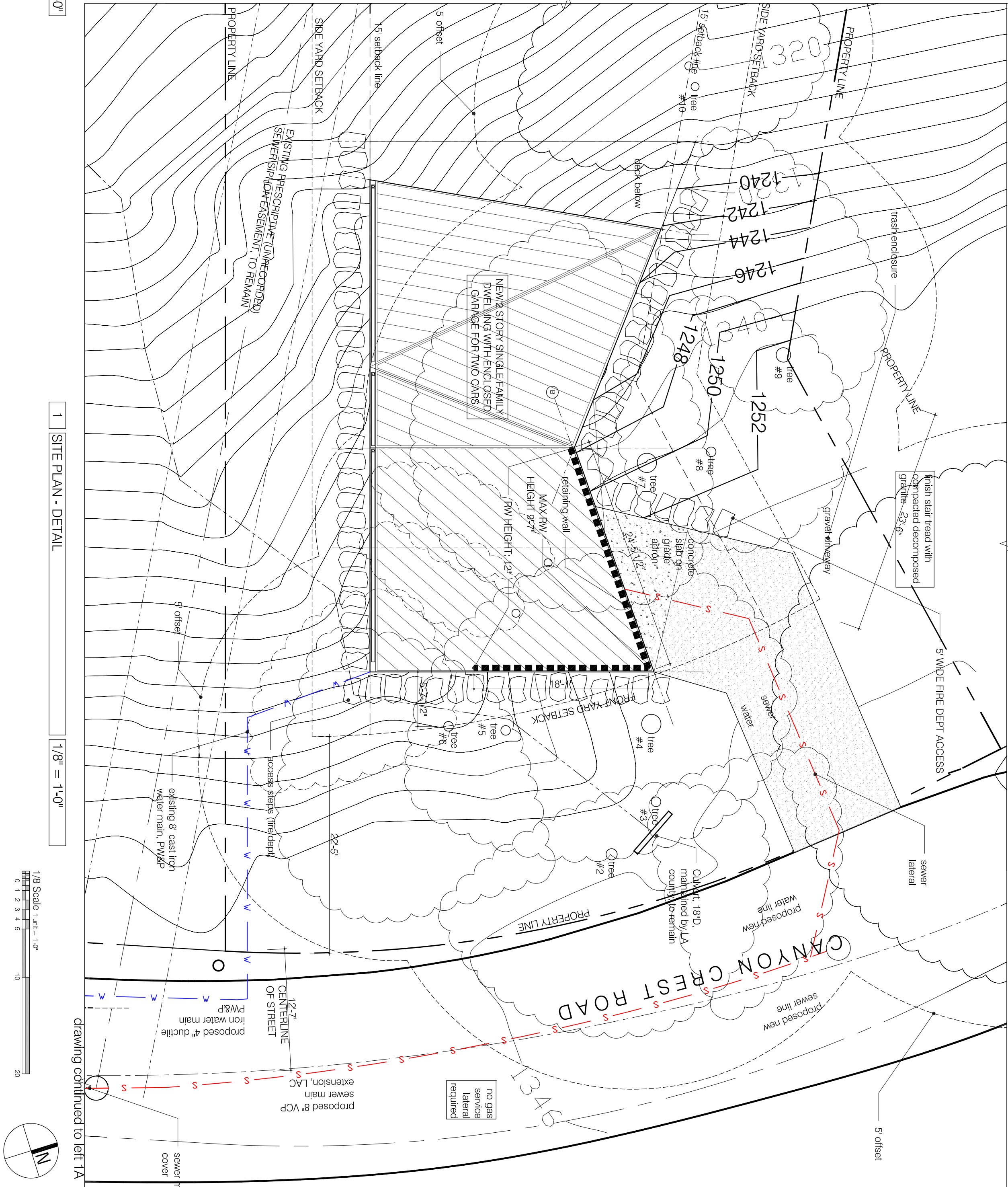
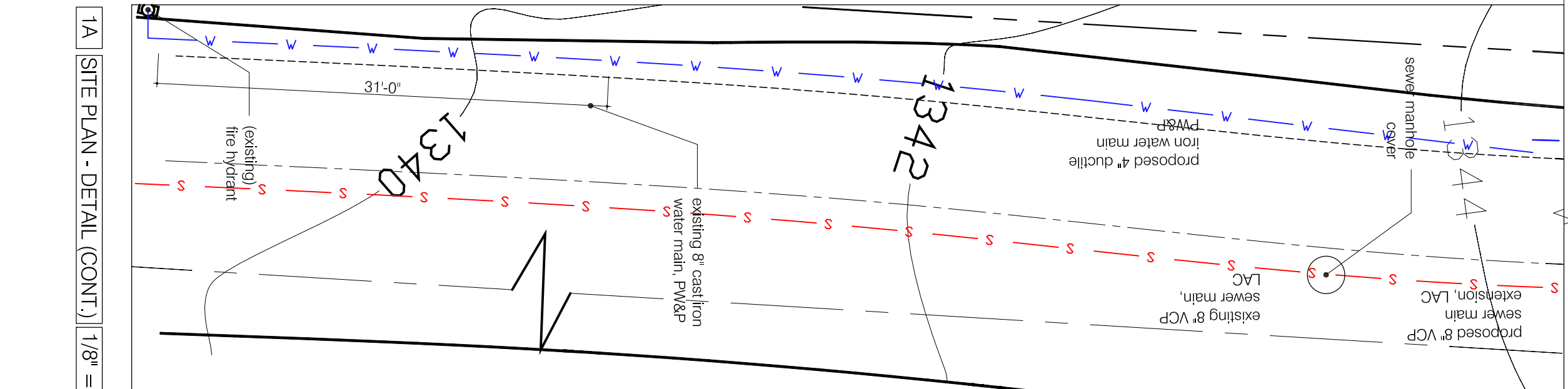
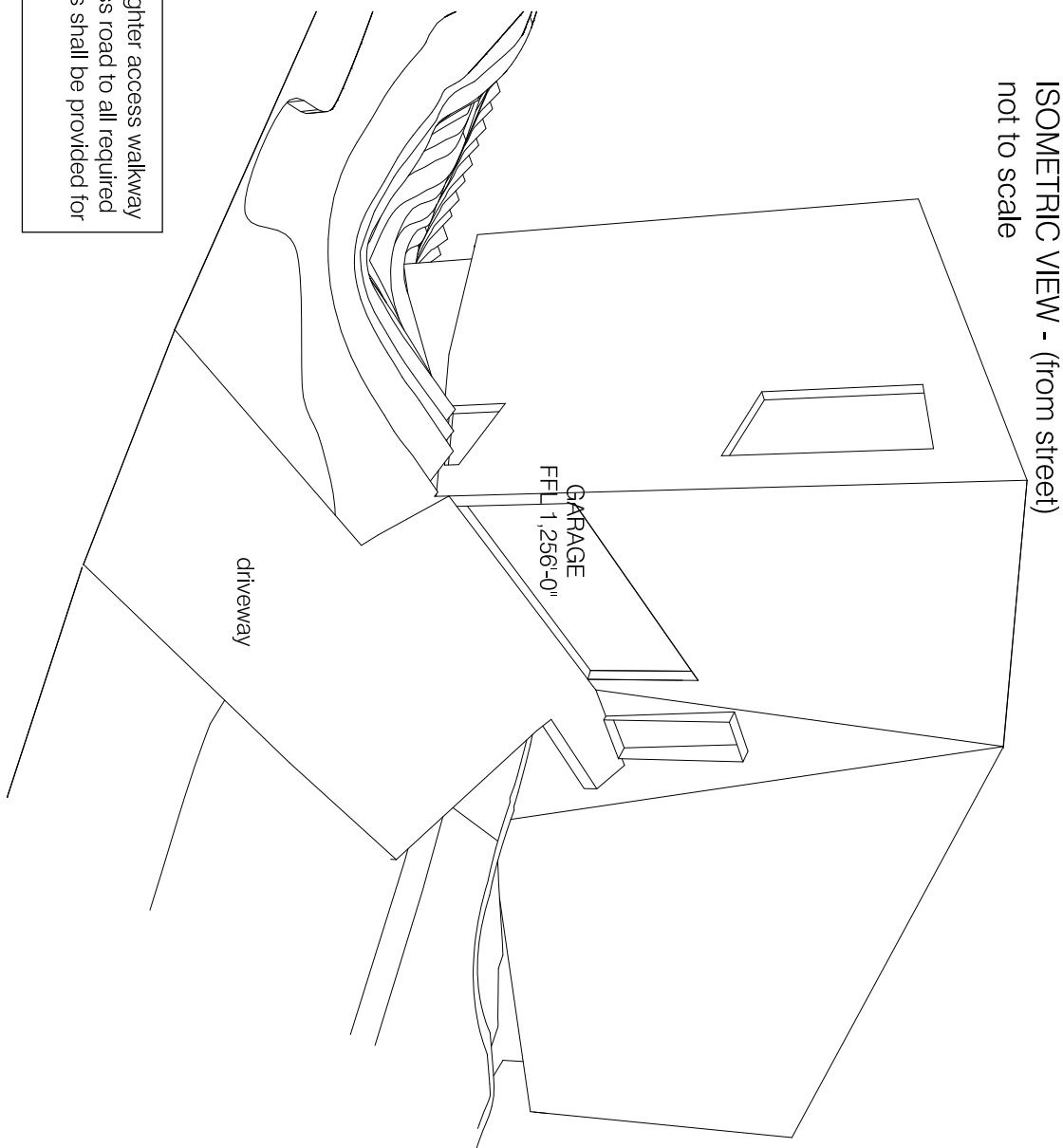
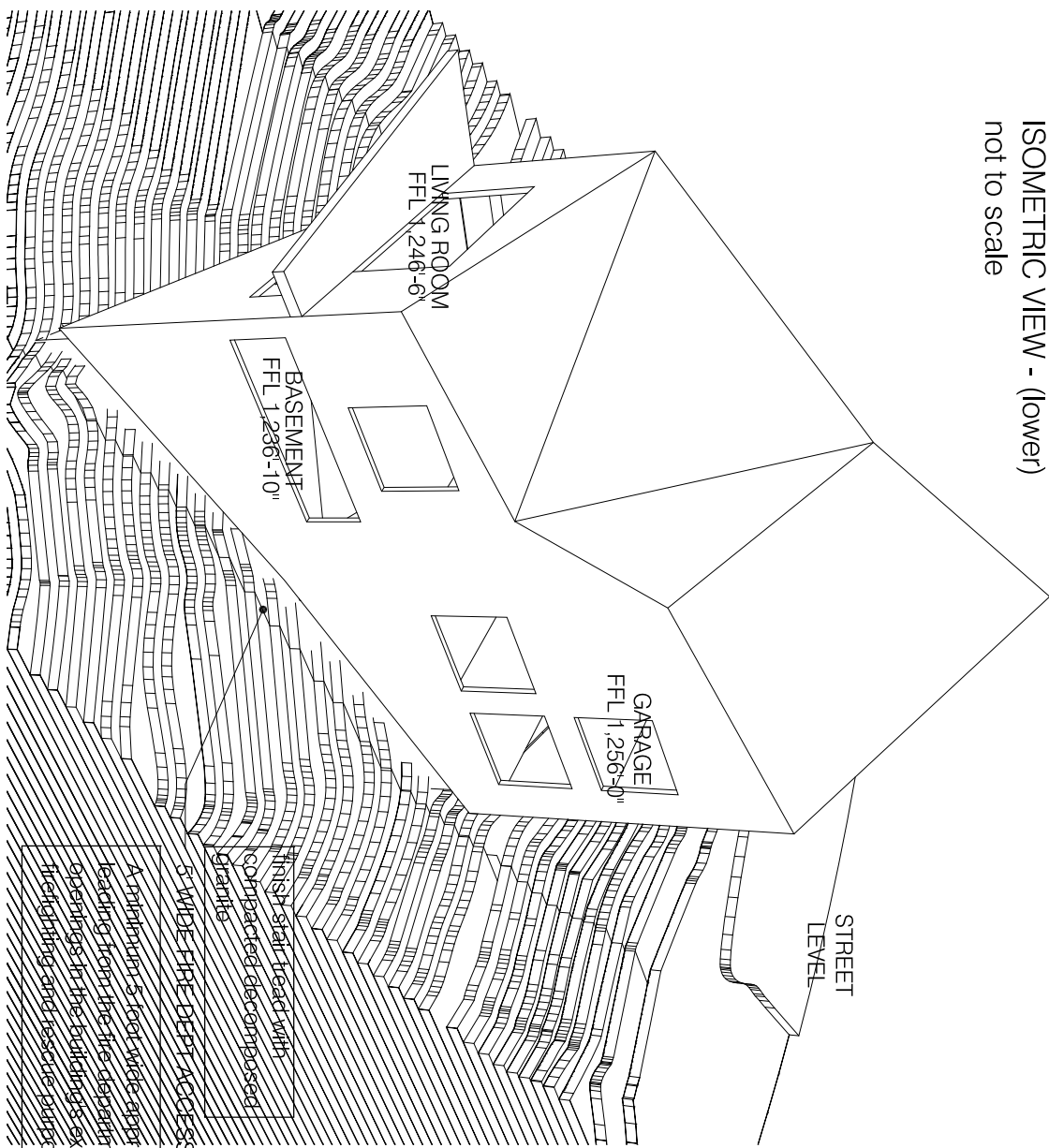


1 GRADING PLAN

1/16" = 1'-0"

ISOMETRIC VIEW - (lower)
not to scale

ISOMETRIC VIEW - (from street)
not to scale



Legend

- smoke detector and carbon monoxide 120V wired with battery backup.
- smoke detector, 120V wired with battery backup.
- New wood stud walls
- New conc. walls
- New CMU walls
- 20 Minute fire rated wall assembly, 5/8" type X gyp/sun both sides
- Sound rated construction

General Notes

- GAS SUPPLY NOTE:**
An approved seismic gas shut-off valve shall be installed into the fuel gas line at the downstream end of the supply meter and be rigidly connected to the gas line. The gas line shall be protected by the gas piping.
- Water heater must be strapped to wall
- Exterior walls closer than 5' to the property line must be 1 hour fire rated construction.
- FIRE SPRINKLER NOTE:**
If a fire sprinkler system is required, the fire sprinkler system shall be approved by the Fire Department prior to installation.
- UTILITIES NOTE:**
The construction shall not restrict a fire-rated clear and unobstructed access to any water or power distribution facilities or to the location of the hook-up. The construction shall not be within ten feet of any power lines.
- Every space provided for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial illumination of 1 foot-candle over the area of the room at a height of 30 inches above the floor level.
- CARBON MONOXIDE ALARM:**
An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units shall be installed in the hallway or common area. The alarm shall be interconnected with the fire alarm system and shall be protected against the passage of rodents (i.e. chiseling such openings with cement mortar, concrete masonry, or metal pipes).
- PASSAGE OF RODENTS:**
All annular spaces around pipes, electrical cables, conduits, or other openings in the exterior walls shall be sealed with a fire-rated material and shall be protected against the passage of rodents (i.e. chiseling such openings with cement mortar, concrete masonry, or metal pipes).
- SMOKE ALARM NOTE:**
Approved smoke alarms shall be installed in the sleeping quarters and in the living areas. Access to a sleeping room and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. The alarm shall be interconnected with the fire alarm system and shall be equipped with battery back-up and low battery signal.
- GRADING INSPECTION NOTE:**
The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector shall be present for the inspection of the building containing the fuel gas piping. Fill may not be placed without approval of the the grading inspector.

Bathroom Notes

- VENTILATION NOTE:**
Provide the unit vent to outside with 5 air changes per hour. Refer mechanical plan.
- NEWLY INSTALLED BATHROOM FANS** shall be ENERGY STAR compliant and be ducted to the outside of the building.
- NEWLY INSTALLED BATHROOM FANS** not functioning as part of a whole house ventilation system must be controlled by a humidistat which shall be readily accessible.
- WATER CONSERVATION NOTE:**
Provide ultra low flush water closets.
- WATERPROOFING NOTE:**
a) Provide 7/8" high minimum non-absorbent wall adjacent to shower. ALL SHOWER GLASS TO BE TEMPERED
b) Bath tub and shower floors walls above shower pan shall be finished with a non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet.
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in table 4.203.2 on sheet P1.0 of this drawing set.

revisions

Plan Check --/--/--

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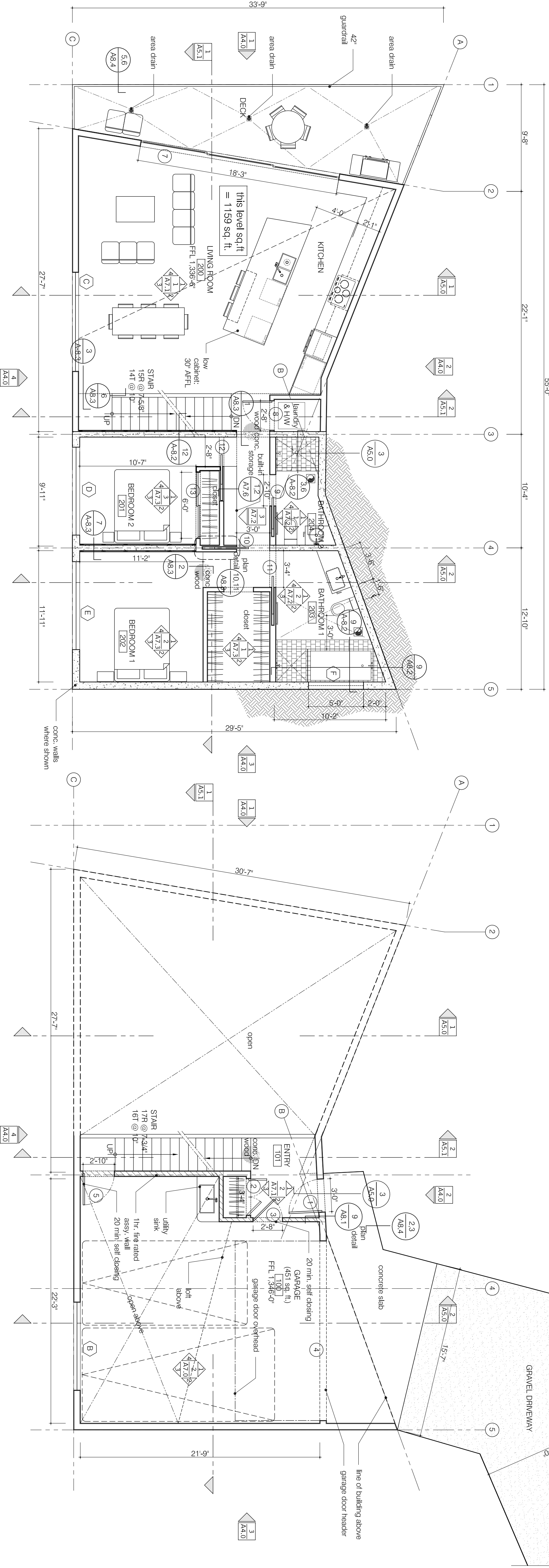
drawing

Floor Plans

A.2.0

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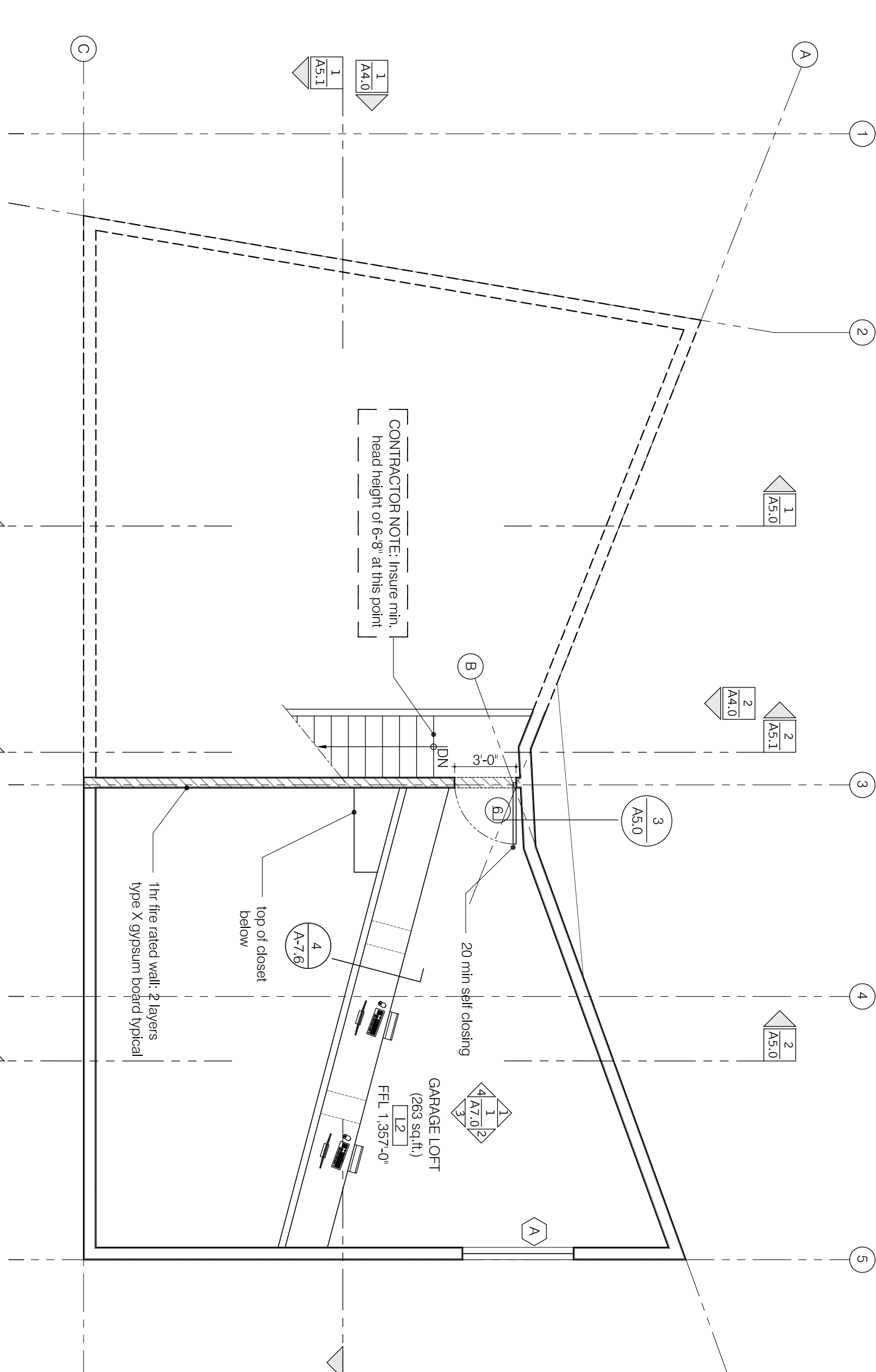


1st Floor Living Room Plan

3/16" = 1'-0"

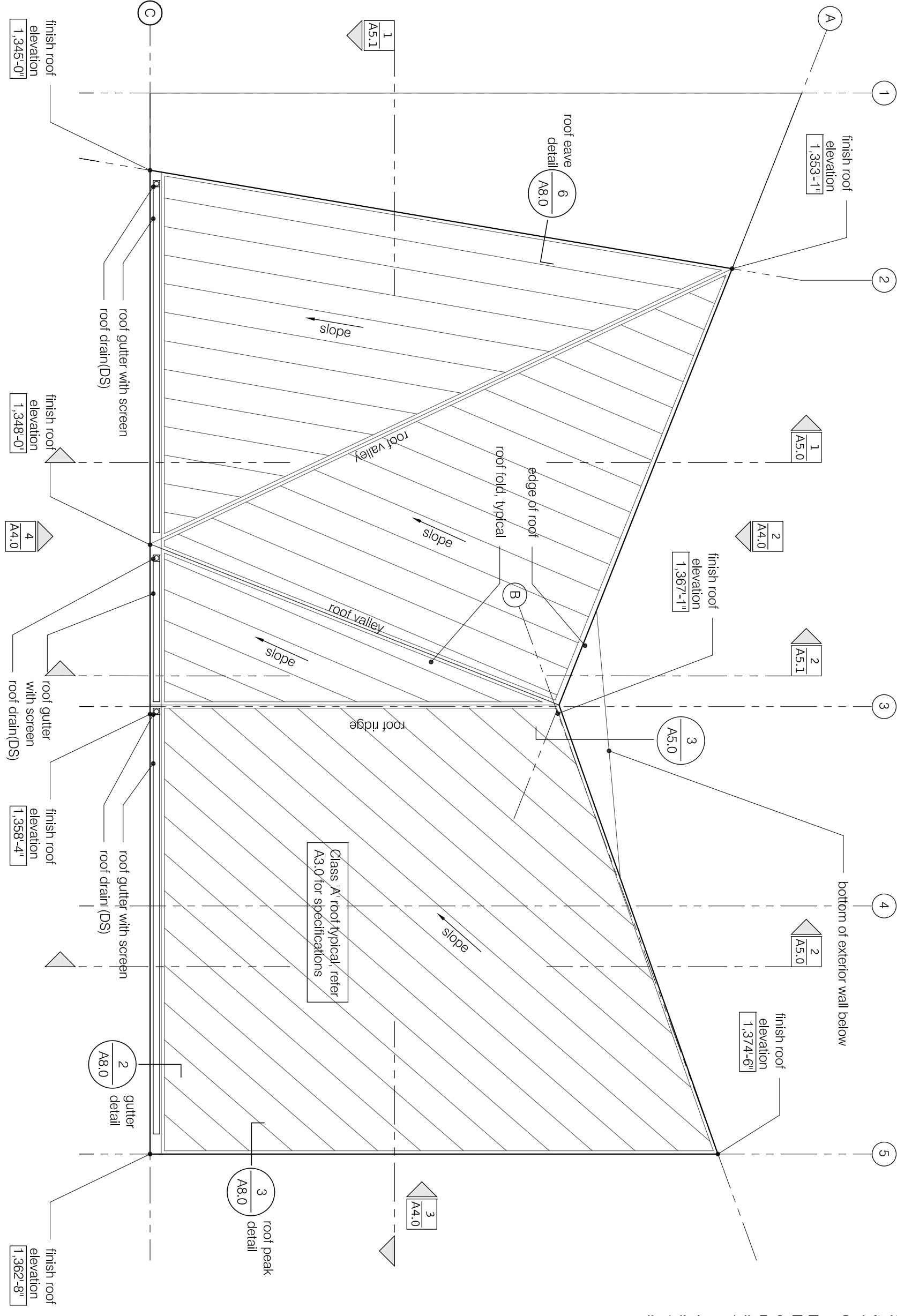
Garage Plan

3/16" = 1'-0"



Garage Loft Plan

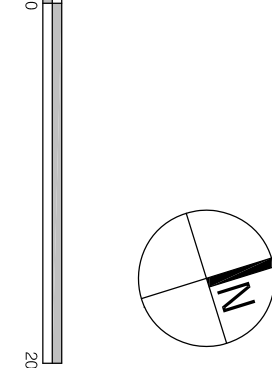
3/16" = 1'-0"



Roof Plan

3/16" = 1'-0"

3/16 Scale 1/8" = 1'-0"



Legend

- smoke detector and carbon monoxide detector, 120V wired with battery backup.
- smoke detector, 120V wired with battery backup.
- New wood stud walls
- New conc. walls
- New CMU walls
- 20 Minute fire rated wall assembly, 5/8" type X gysum both sides
- Sound rated construction

General Notes

- GAS SUPPLY NOTE:**
An approved seismic gas shutoff valve shall be installed into the fuel gas line at the downstream side of the utility meter and be rigidly connected to the gas supply. The gas supply shall be located outside of the building containing no fuel gas piping.
- Water heater must be strapped to wall
- Exterior walls closer than 5' to the property line must be 1 hour fire rated construction.
- FIRE SPARKLETTEN NOTE:**
The sparkletten shall be installed in accordance with the manufacturer's instructions. The sparkletten shall be removed by the Fire Division prior to installation.
- UTILITIES NOTE:**
The construction shall not restrict a first-aid clear and unobstructed access to any water or power distribution facilities or to the location of the hook-up. The construction shall not be within ten feet of any power lines.
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level.
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level.
- CARBON MONOXIDE ALARM:**
An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units. The alarm shall be installed in a sleeping unit and in a sleeping unit that have attached garages. Carbon monoxide alarm(s) shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
- PASSAGE OF RODENTS:**
All annular spaces around pipes, electrical cables, conduits, or other openings in the exterior walls and floors shall be sealed and protected against the passage of rodents (i.e. closing such openings with cement mortar, concrete masonry, or metal pipes).

Bathroom Notes

- VENTILATION NOTE:**
Provide bathroom fans outside min. 5 air changes per hour. Refer mechanical plan.
- 1.1 Newly installed bathroom fans shall be ENERGY STAR compliant and be ducted to the outside of the building.
- 1.2 Newly installed bathroom fans not functioning as part of a whole house ventilation system must be controlled by a humidistat which shall be readily accessible.
- WATER CONSERVATION NOTE:**
Provide ultra low flush water closets.
- WATERPROOFING NOTE:**
a) Provide 70" high minimum non-absorbent wall adjacent to shower. ALL SHOWER GLASS TO BE TEMPERED
- b) Bathtub and shower floors, walls above bathtubs and shower walls, and other wet areas shall be finished with a non-slip, non-scorable, non-scratching, non-scorable surface. Such wall surfaces shall extend to a height of not less than 6 feet.
4. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in table 4.303.2 on sheet p1.0 of this drawing set.

revisions

Plan Check --/--/--

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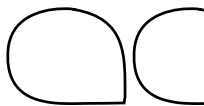
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drawing

Floor Plans

A 2.1

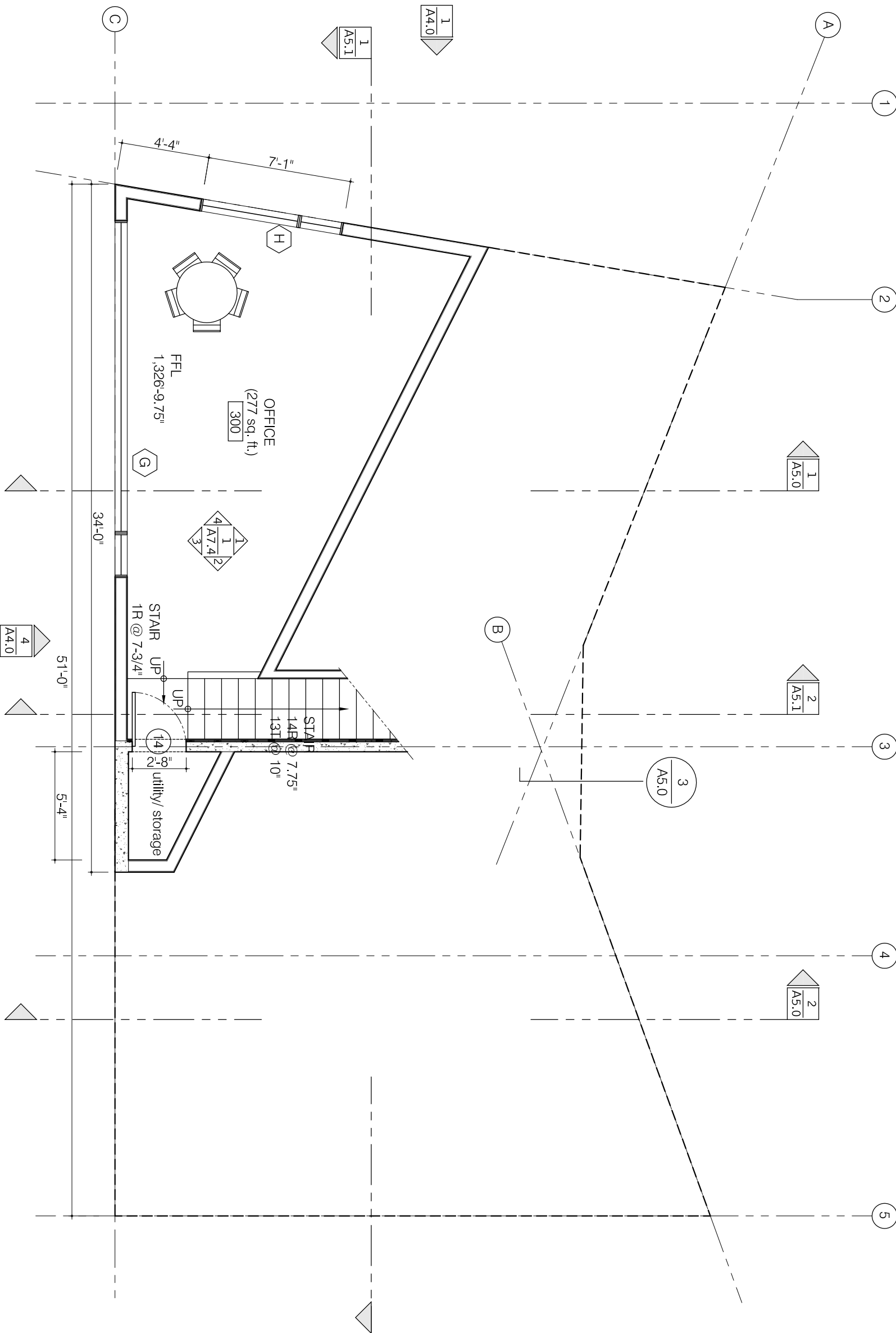
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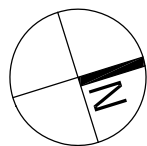
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3/16" Scale 1/8" = 1'-0"

0 1 2 3 4 5 10 20



revisions
Plan Check -/-/-

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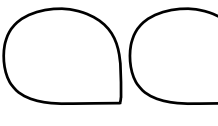
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drawing

Building Sections

scale

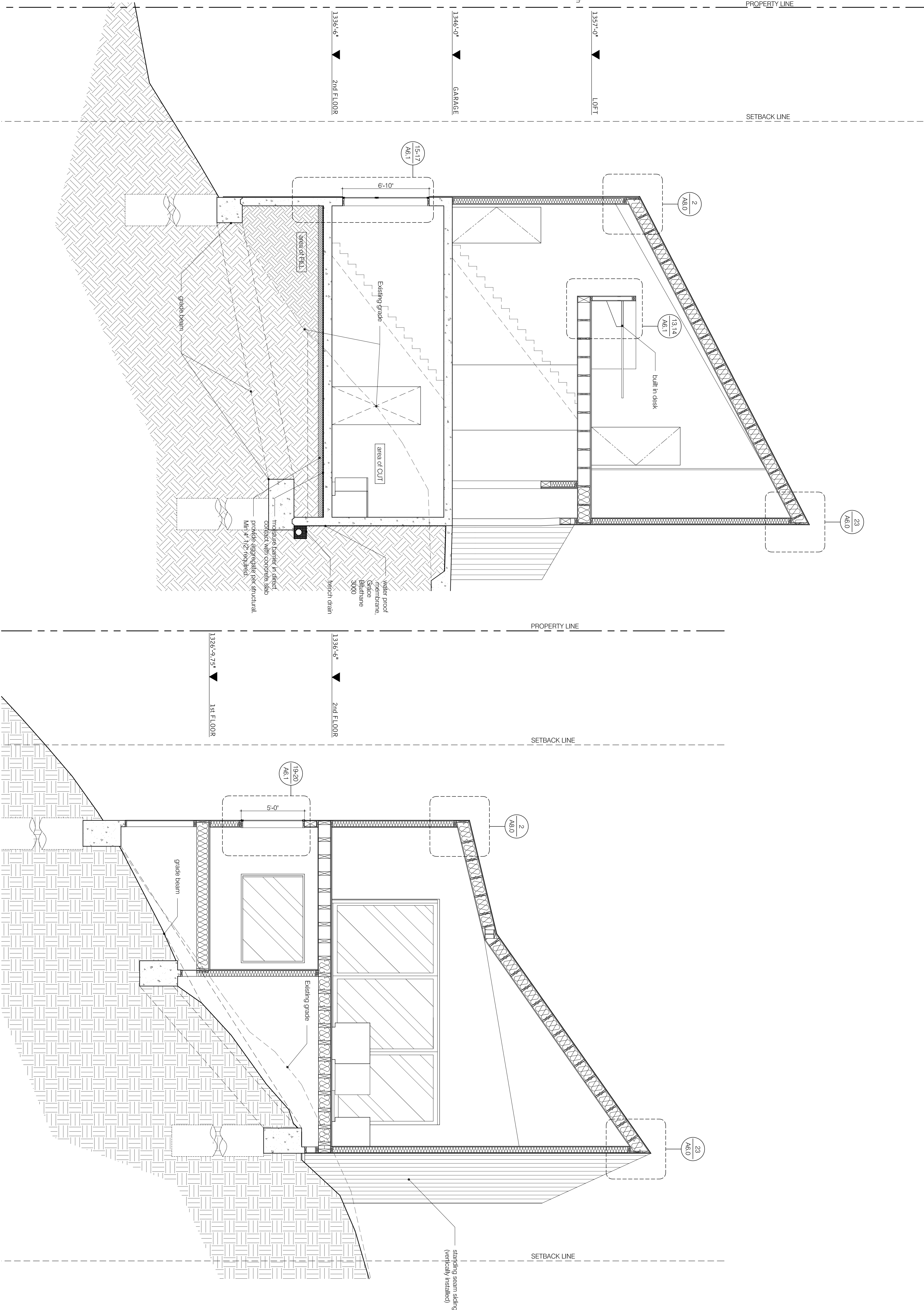
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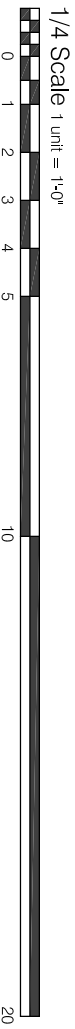
A 5.0



3 | SLOPED WALL SECTION | 1/4" = 1'-0"

2 | SECTIONS | 1/4" = 1'-0"

1 | SECTIONS | 1/4" = 1'-0"



revisions
Plan Check -/-/-

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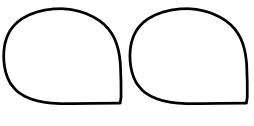
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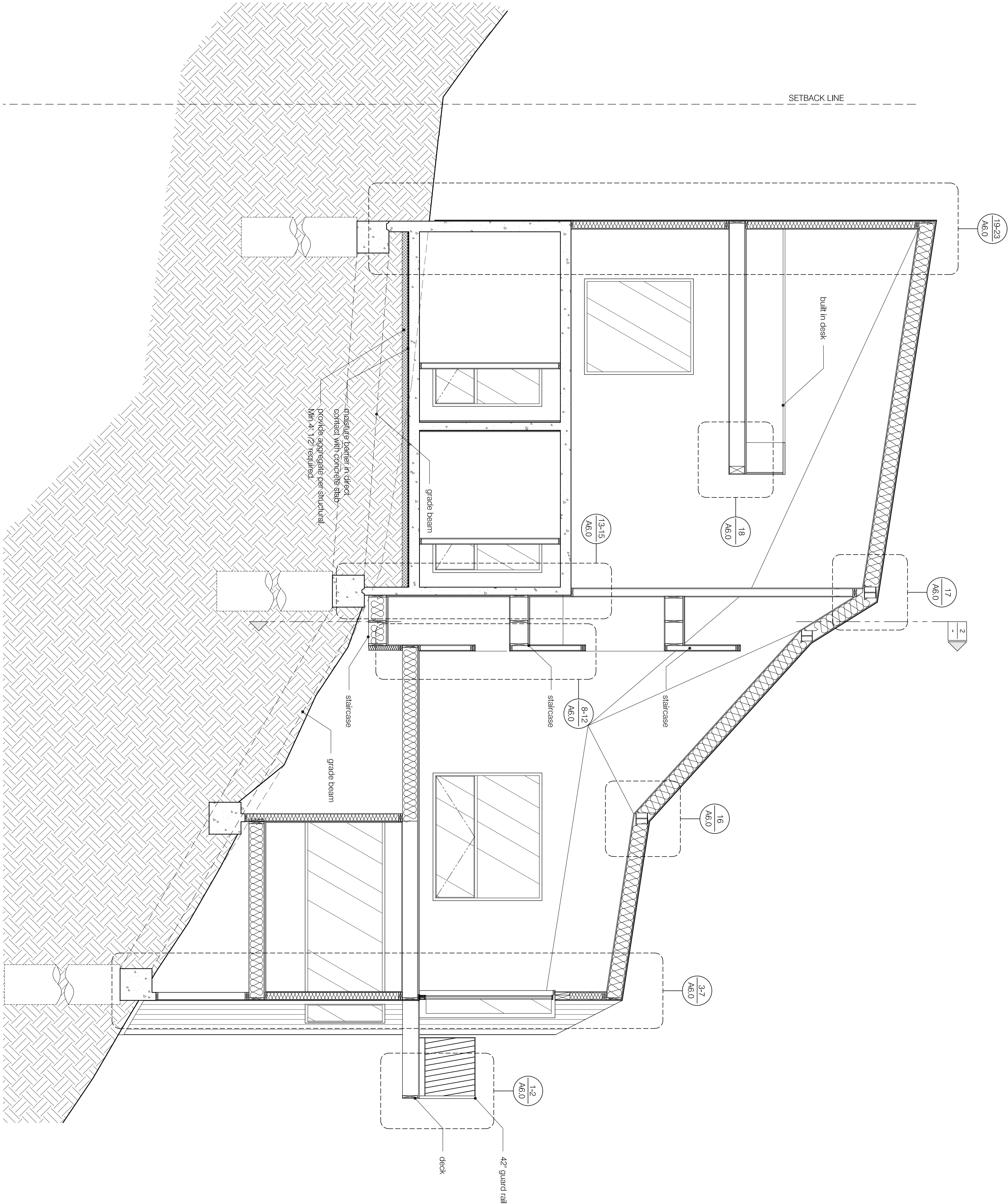


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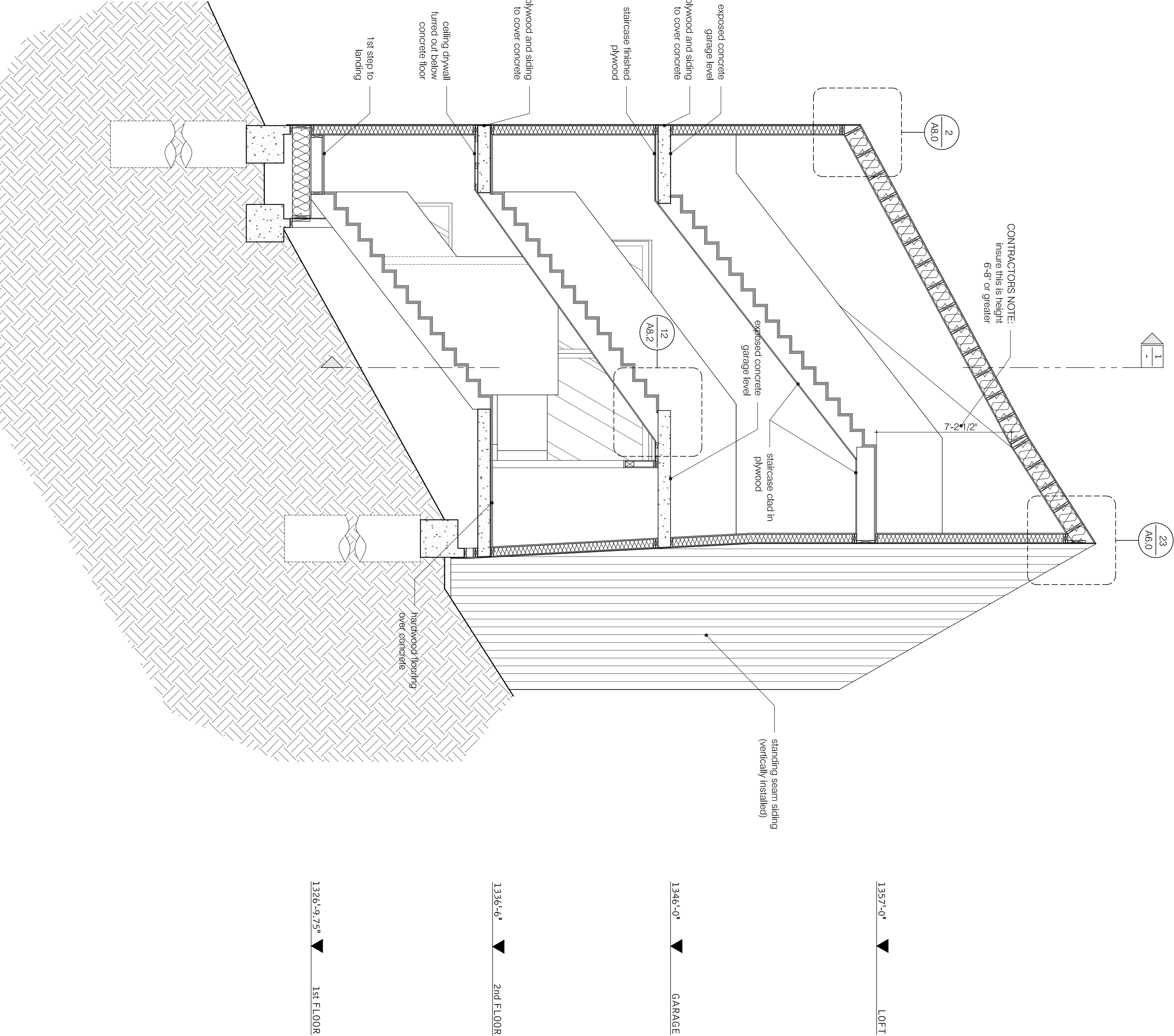
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Building Sections

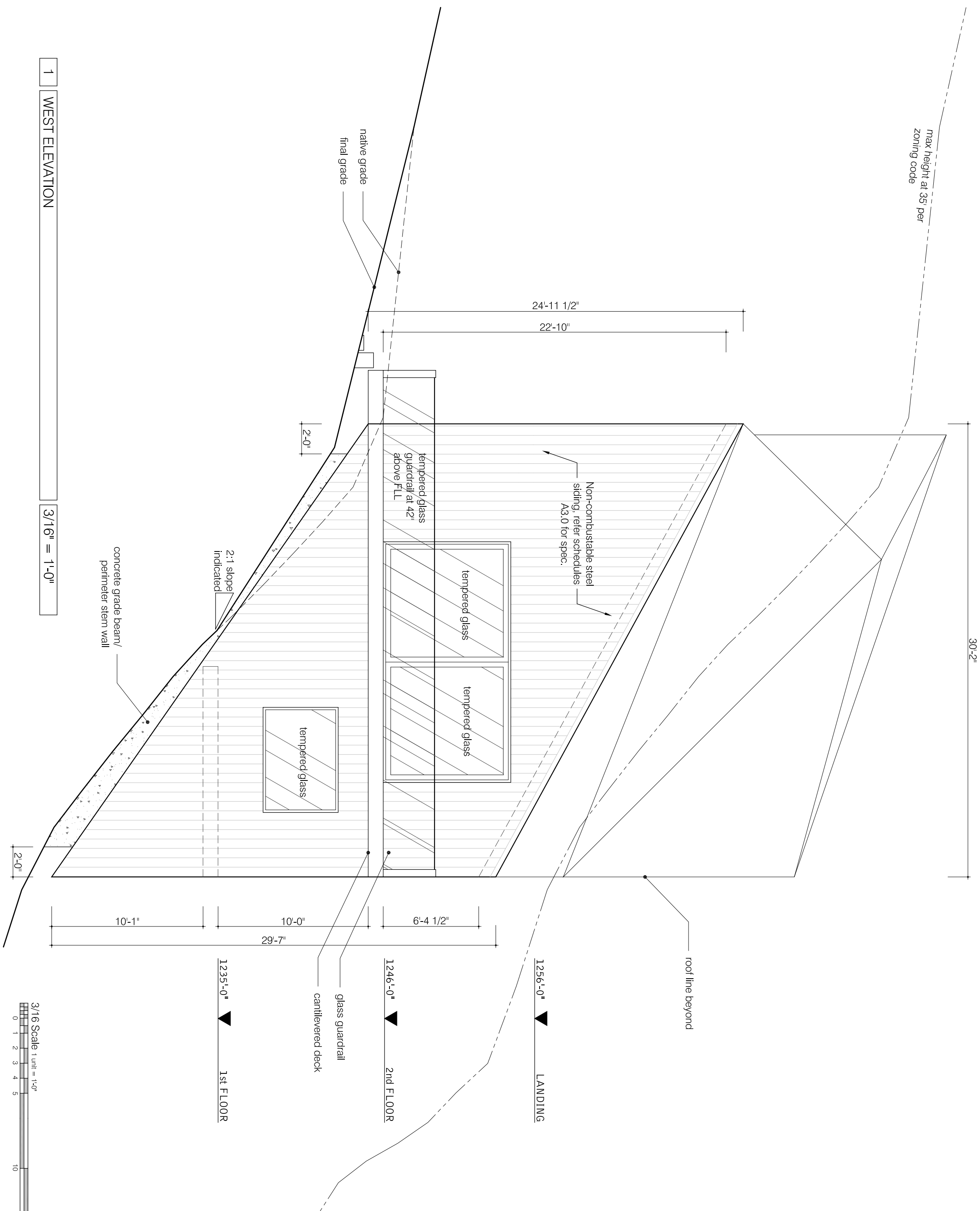
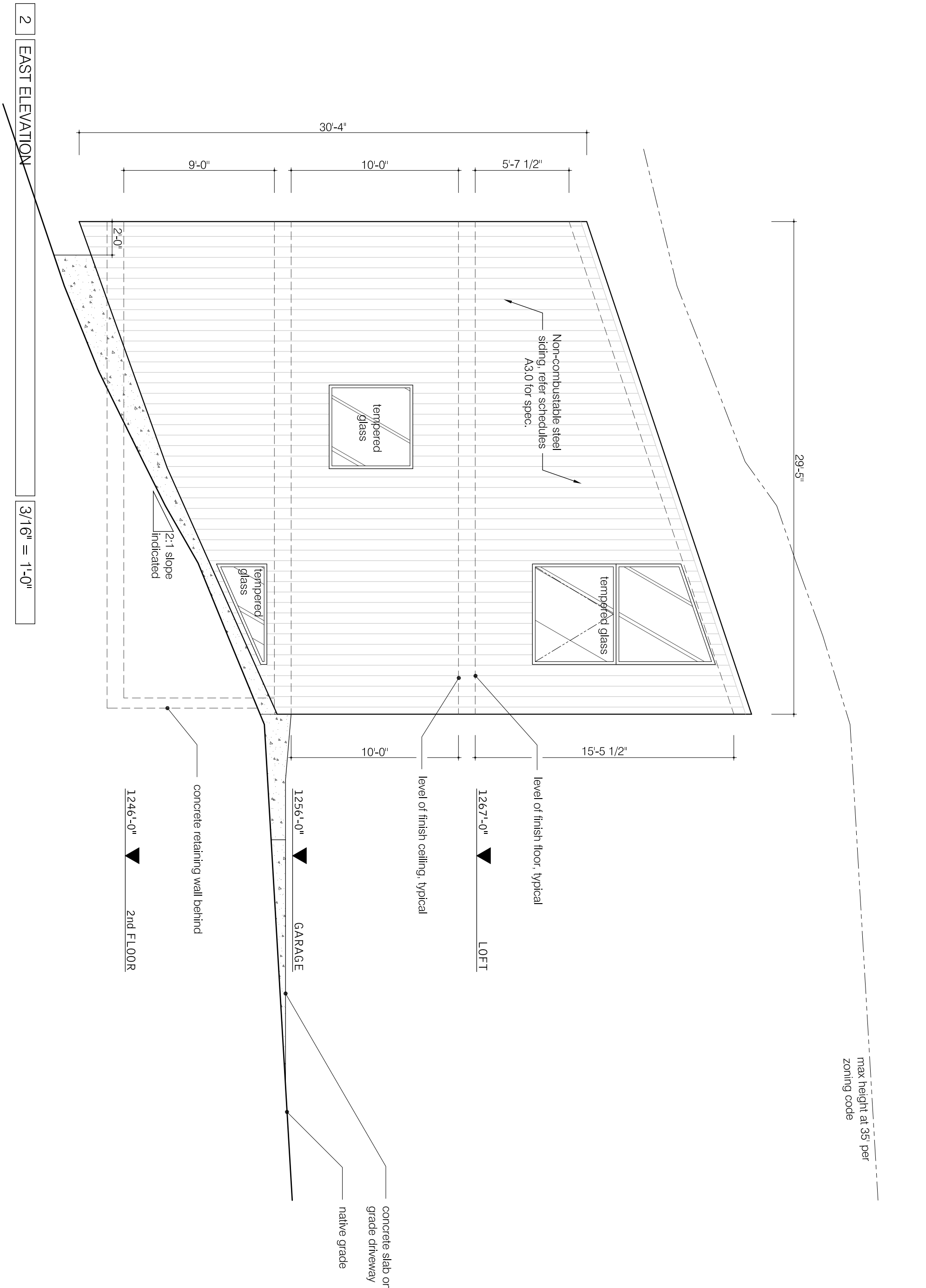
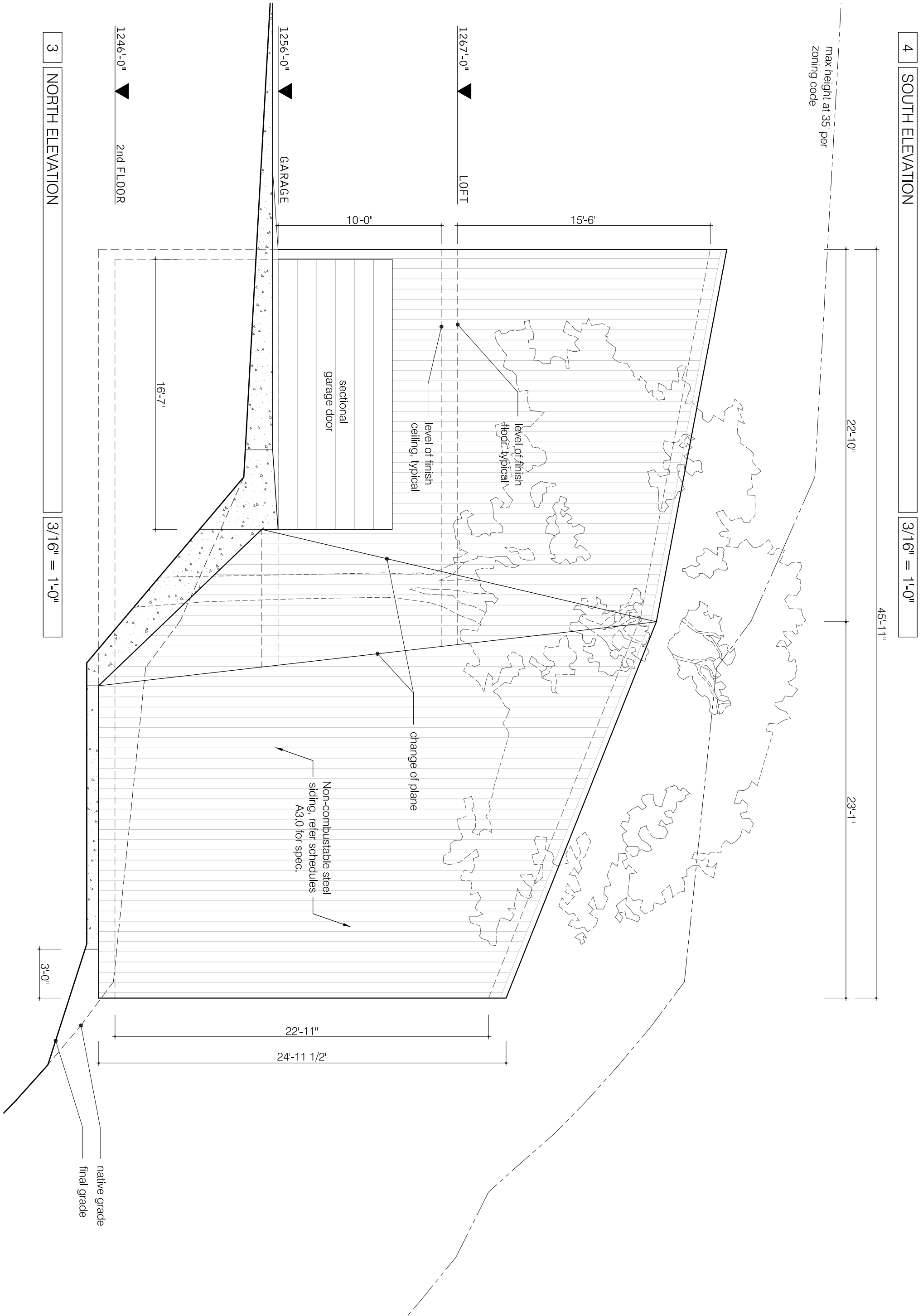
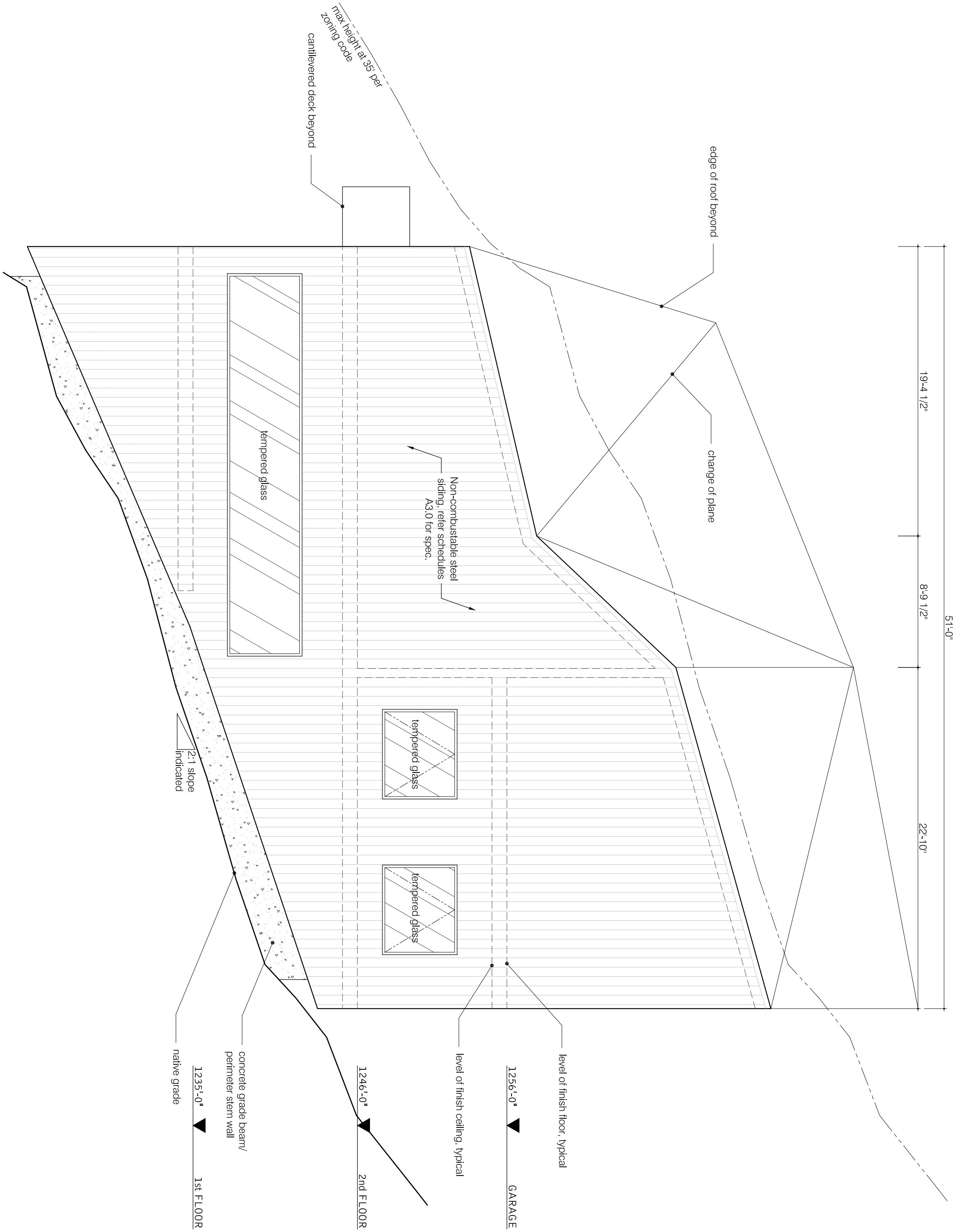
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1 SECTIONS 1/4" = 1'-0"



2 SECTIONS 1/4" = 1'-0"

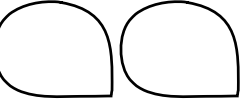


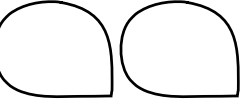
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drawing

Building Elevations

scale
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version
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